

094.0

Map

0004

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 748,700 /

USE VALUE: 748,700 /

ASSESSed: 748,700 /

Total Card /

Total Parcel

748,700

748,700

748,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

51

EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAMBLIN MICHAEL/ETAL

Owner 2: HAMBLIN MICHELLE P

Owner 3:

Street 1: 51 EDMUND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .226 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1926, having primarily Wood Shingle Exterior and 2131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

9845

Sq. Ft.

Site

0

70.

0.73

5

500,743

500,700

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

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Land Type

LT Factor

Base Value

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9845

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Site

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70.

0.73

5

500,743

500,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 351.34

/Parcel: 351.34

Parcel ID 094.0-0004-0011.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

248,000

0

9,845.

500,700

748,700

Year end

12/23/2021

2021

101

FV

239,300

0

9,845.

500,700

740,000

Year End Roll

12/10/2020

2020

101

FV

239,400

0

9,845.

500,700

740,100

740,100

Year End Roll

12/18/2019

2019

101

FV

218,200

0

9,845.

507,900

726,100

726,100

Year End Roll

1/3/2019

2018

101

FV

217,600

0

9,845.

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596,700

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546,700

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2015

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279,000

495,600

495,600

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

RIVAIS ROBERT/E

26268-199

3/26/1996

161,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/29/2012

826

Inter Fi

5,000

2/2/2012

108

Addition

28,800

add second floor a

Date

Result

By

Name

8/13/2018

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Barbara S

6/1/2012

Measured

JBS

JOHN S

12/5/2008

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345

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2/2/2000

Mailer Sent

2/2/2000

Measured

197

PATRIOT

12/1/1981

KM

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.22601

Total SF/SM: 9845

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 500,743

Spl Credit

Total: 500,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

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Descrip/No

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Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

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Land Size

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Year End Roll

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

RIVAIS ROBERT/E

26268-199

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No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

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C/O

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Owner 3:

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St/Prov: MA

Cntry

Own Occ: Y

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Item

Code

Description

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Item

Code

Description

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water

o

Sewer

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Electri

Census:

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LAND SECTION (First 7 lines only)

Use Code

Description

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Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

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Neigh

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%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

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Unit

